

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/29/92
Account: R-001-6190
Number: H9200541

	QTY	PRICE
PUBLIC HEARING FEES		
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: SIECK

PAID PER HAND-WRITTEN RECEIPT DATED 6/23/92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 28, 1992 (410) 887-3353

Mr. & Mrs. W. Claymore Sieck
1819 Knox Avenue
Reisterstown, MD 21136

RE: Item No. 541, Case No. 92-508-A
Petitioner: W. Claymore Sieck, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Sieck:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 26th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: W. Claymore Sieck, et ux
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Thomas A. Kennedy* Date: 7/13/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1

✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester	528	7-6-92	NC
DED DEPRM RP STP TE			
✓ Mark M. Dunn And Darlene Dunn	534		NC
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✓ Philip E. English And Deborah B. English	535		NC
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✓ John And Judy Hasler	539		NC
DED DEPRM RP STP TE			
✓ Paul J. And Marlene A. Leono	540		NC
DED DEPRM RP STP TE			
✓ W. Claymore And Carol H. Sieck	541		NC
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: July 7, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - July 6, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Mark M. Dunn	- Item 534
Clark F. MacKenzie	- Item 536
John Hasler	- Item 539
W. Claymore Sieck	- Item 541

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED
JUL 14 1992
ZONING OFFICE

7_06_92.txt
Pctfns.txt

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: July 9, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 6, 1992

ITEM NUMBER: 541

Knox Avenue needs to intersect Falls Road at a 90° angle. The required right-of-way and all the necessary slope easements need to be dedicated at this time.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/dm

RECEIVED
JUL 10 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

JULY 13, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: W. CLAYMORE SIECK AND CAROL H. SIECK
Location: #1819 KNOX AVENUE
Item No.: *541 (LEO) Zoning Agenda: JULY 6, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
JUL 14 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Thomas A. Kennedy* Date: 7/14/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
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COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

7/1/92
8

Department of Recreation and Parks
Development Review Committee Response
Authorized signature _____ Date 7/2/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Highlands Limited Partnership			7-13-92
DED DEPRM RP STP TE	No Comment		
Charles C. Campbell, Sr.	1		
DED DEPRM RP STP TE	No Comment		
John And Beverly R. Dertel	2		
DED DEPRM RP STP TE	No Comment		
William W. And Donna M. O'Rourke	3		
DED DEPRM RP STP TE	No Comment		
Theresa A. Mahlstedt	4		
DED DEPRM RP STP TE	No Comment		
COUNT 5			
W. Claymore And Carol M. Sieck	5		7-6-92
DEPRM RP	No Comment		
COUNT 1			
FINAL TOTALS			
COUNT 6			

*** END OF REPORT ***

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 1, 1992 (410) 887-3353

W. Claymore and Carol M. Sieck
1819 Knox Avenue
Baltimore, Maryland 21206

Re: CASE NUMBER: 92-508-A
LOCATION: 56/5 Knox Avenue and 50/5 Falls Road
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 12, 1992. The closing date is July 27, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

541

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3345
FAX 825-5215

June 19, 1992

Mr. Jim Ogle
Office of Zoning
Baltimore County
County Office Building
Towson, MD 21204

Re: 1819 Knox Avenue

Dear Mr. Ogle:

Attached hereto please find the following compilation of Plans and documents which are being submitted to you for processing for an Administrative Variance Request for the above-captioned project:

1. Three original signed Petition for Administrative Variance Forms.
2. Twelve copies of the Plat to Accompany Petition for Zoning Variance.
3. Three copies of the Legal Description of the property.
4. One photographic exhibit.
5. One copy of the 200 scale Zoning Map.
6. One copy of the 200 scale Aerial Photogrametric Map.
7. A check for \$85.00 for the Zoning Processing Fee.

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

92-508-A

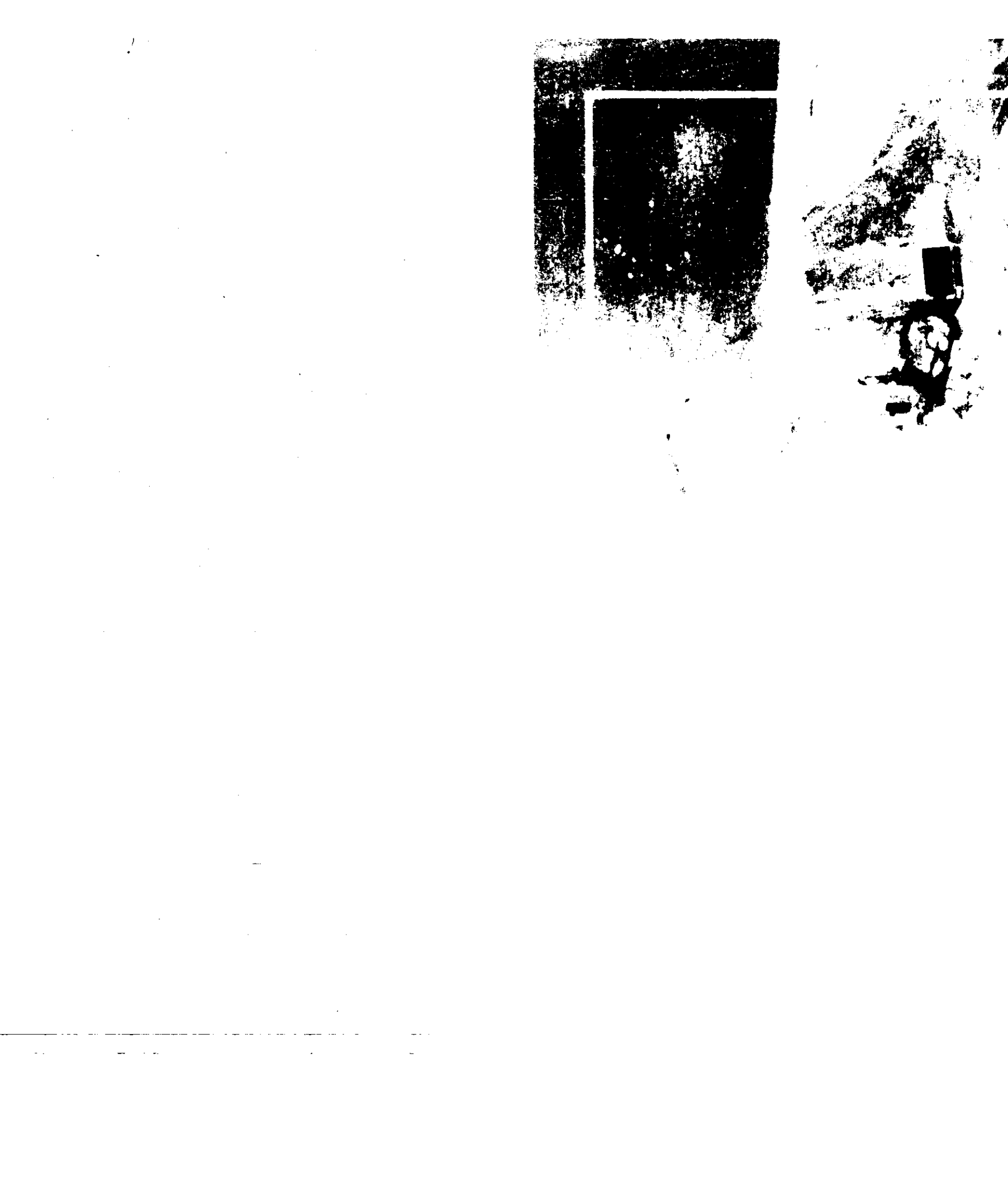
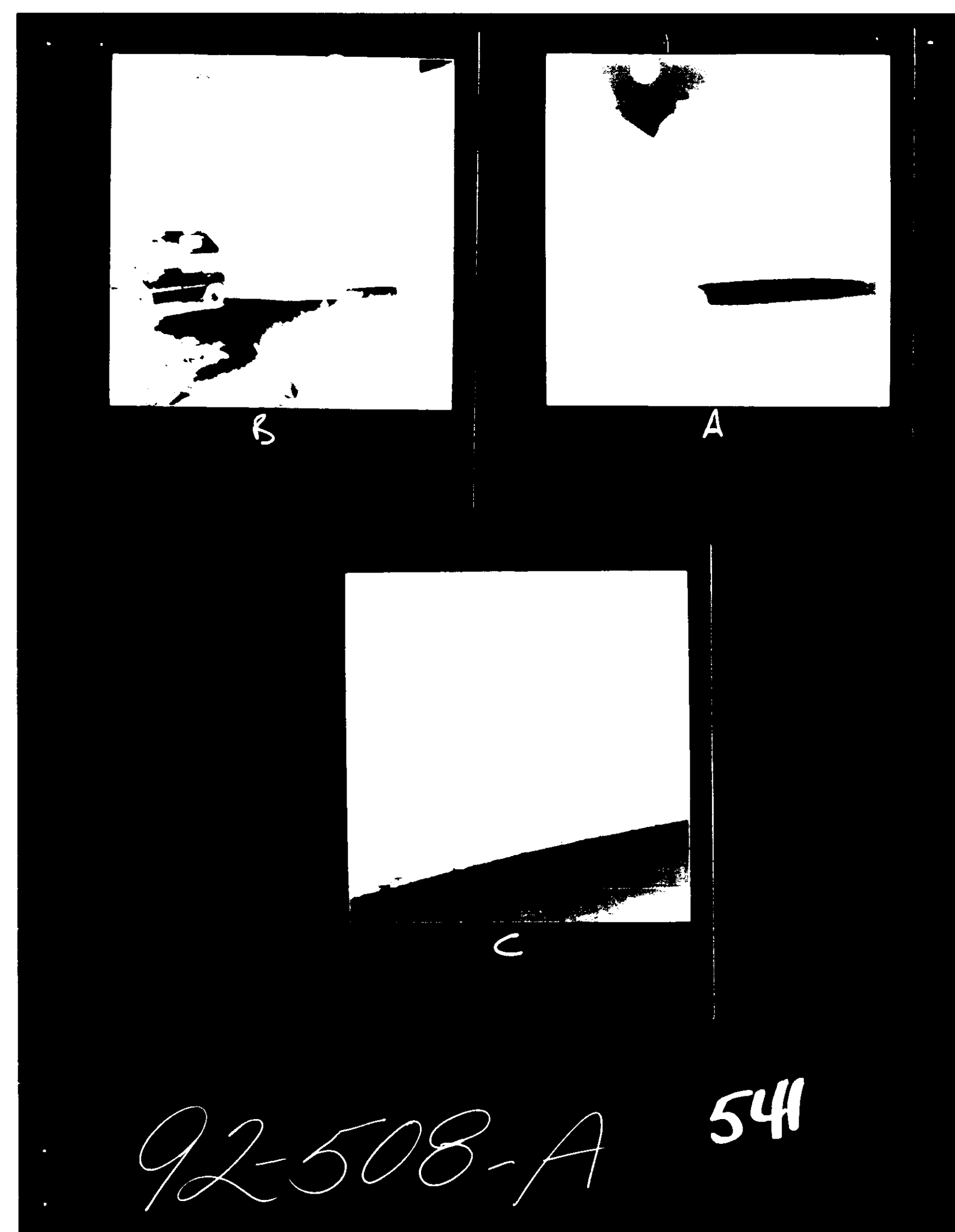
Mr. Jim Ogle
Office of Zoning
Baltimore County
County Office Building
Towson, MD 21204

SPELLMAN, LARSON & ASSOC INC
June 19, 1992
Page 2

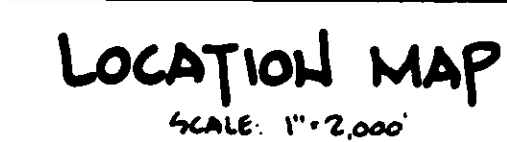
I trust that the attached documents are in order for acceptance by your office wherein I would appreciate your earliest review and processing of the subject matter.

Very truly yours,
Joseph L. Larson
Vice President

Attachments
cc: William Claymore Sieck



TUFTON FARMS



1. CONVEILMENTARY OBJECT: 3
2. Zoning: R.C.S
3. LOT SIZE: 10.919 AC. ±
4. SUBDIVISION: KIDOLF CIRCLE
5. TAX ACCOUNT NO. 1800004075
6. WATER & SEWER: EXIST. PRIVATE WELL & SEPTIC SYSTEM.
7. THIS PROPERTY HAS NOT BEEN THE SUBJECT OF ANY PRIOR ZONING HEARINGS.
8. Zoning Map: H.W. 10-E

THE REASON FOR THIS VARIANCE IS TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT-YARD IN LIEU OF THE REQUIRED 'B' REAR-YARD FURTHEST REMOVED FROM THE INTERSECTION.

92032

ORDER RECEIVED FOR FILING
Date 7/29/92
By Mr. Barranger

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
3E/S Knox Avenue and SW/S
of Falls Road
1819 Knox Avenue
8th Election District
3rd Councilmanic District
W. Claymore Sieck, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-508-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard, in lieu of the required 1/3 rear yard farthest removed from the intersection, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information,

photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July, 1992 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard, in lieu of the required 1/3 rear yard farthest removed from the intersection, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

ORDER RECEIVED FOR FILING
Date 7/29/92
By Mr. Barranger

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 29, 1992

Mr. and Mrs. W. Claymore Sieck
1819 Knox Avenue
Reisterstown, Maryland 21136

RE: Petition for Residential Zoning Variance
Case No. 92-508-A

Dear Mr. and Mrs. Sieck:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.
cc: Mr. Mike Barranger, Spellman and Larson

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and attached hereto and made a part hereof, petition for a Variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure to be located in the front yard in lieu of the required 1/3 rear yard furthest removed from the intersection.

of the Zoning Regulations of Baltimore County for the following reason(s): (unless heretofore or previously stated)

Due to the existing site conditions there is an undue hardship and practical difficulty in locating the proposed garage in the furthest 1/3 of the rear yard. Also the proposed garage location allows for a more workable site layout both in aesthetics and maneuverability.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

N/A

(Type or print name)

N/A

(Signature)

N/A

(Type or print name)

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July 28, 1992 (410) 887-3353

Mr. & Mrs. W. Claymore Sieck
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and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
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(410) 887-3353

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Received By:
ARNOLD JABLON
DIRECTOR

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: W. Claymore Sieck, et ux
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Thomas A. Kennedy* Date: 7/13/92

Project Name: Stonegate at Patapsco (Aerial Property)
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Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

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COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: July 7, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - July 6, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Mark M. Dunn	- Item 534
Clark F. MacKenzie	- Item 536
John Hasler	- Item 539
W. Claymore Sieck	- Item 541

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

7_06_92.txt
Pctfns.txt

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BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: July 9, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 6, 1992

ITEM NUMBER: 541

Knox Avenue needs to intersect Falls Road at a 90° angle. The required right-of-way and all the necessary slope easements need to be dedicated at this time.

Rahee J. Famill
Traffic Engineer II

RJF/dm

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

JULY 13, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: W. CLAYMORE SIECK AND CAROL H. SIECK
Location: #1819 KNOX AVENUE
Item No.: *541 (LEO) Zoning Agenda: JULY 6, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group
Special Inspection Division

JP/KEK

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Thomas A. Kennedy* Date: 7/14/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1

Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1

✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester	528	7-6-92	NC
DED DEPRM RP STP TE			
✓ Mark M. Dunn And Darlene Dunn	534		NC
DED DEPRM RP STP TE			
✓ Philip E. English And Deborah B. English	535		NC
DED DEPRM RP STP TE			
✓ Clark F. And Ann S. MacKenzie	536		NC
DED DEPRM RP STP TE			
✓ Charles J. And E. Mae Sinay	537		NC
DED DEPRM RP STP TE			
✓ Amoco Oil Company	538		NC
DED DEPRM RP STP TE			
✓ John And Judy Hasler	539		NC
DED DEPRM RP STP TE			
✓ Paul J. And Marlene A. Leono	540		NC
DED DEPRM RP STP TE			
✓ W. Claymore And Carol H. Sieck	541		NC
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

7/1/92
8

Department of Recreation and Parks
Development Review Committee Response
Authorized signature _____ Date 7/2/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Highlands Limited Partnership			7-13-92
DED DEPRM RP STP TE	No Comment		
Charles C. Campbell, Sr.	1		
DED DEPRM RP STP TE	No Comment		
John And Beverly R. Dertel	2		
DED DEPRM RP STP TE	No Comment		
William W. And Donna M. O'Rourke	3		
DED DEPRM RP STP TE	No Comment		
Theresa A. Mahlstedt	4		
DED DEPRM RP STP TE	No Comment		
COUNT 5			
W. Claymore And Carol M. Sieck	5		7-6-92
DEPRM RP	No Comment		
COUNT 1			
FINAL TOTALS			
COUNT 6			

*** END OF REPORT ***

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 1, 1992 (410) 887-3353

W. Claymore and Carol M. Sieck
1819 Knox Avenue
Baltimore, Maryland 21206

Re: CASE NUMBER: 92-508-A
LOCATION: 56/5 Knox Avenue and 50/5 Falls Road
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 12, 1992. The closing date is July 27, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

541

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL 823-3345
FAX 825-5215

June 19, 1992

Mr. Jim Ogle
Office of Zoning
Baltimore County
County Office Building
Towson, MD 21204

Re: 1819 Knox Avenue

Dear Mr. Ogle:

Attached hereto please find the following compilation of Plans and documents which are being submitted to you for processing for an Administrative Variance Request for the above-captioned project:

1. Three original signed Petition for Administrative Variance Forms.
2. Twelve copies of the Plat to Accompany Petition for Zoning Variance.
3. Three copies of the Legal Description of the property.
4. One photographic exhibit.
5. One copy of the 200 scale Zoning Map.
6. One copy of the 200 scale Aerial Photogrametric Map.
7. A check for \$85.00 for the Zoning Processing Fee.

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

92-508-A

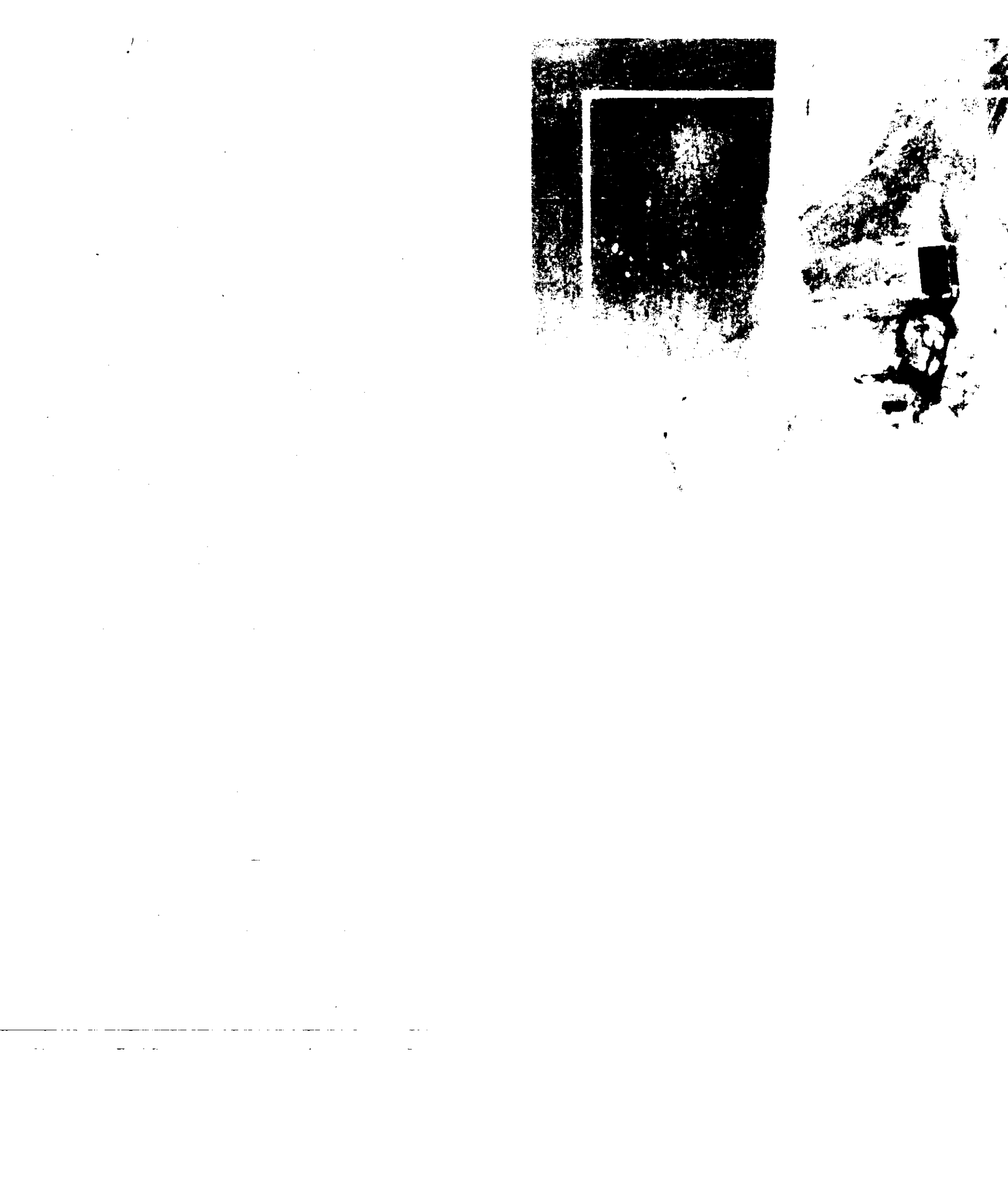
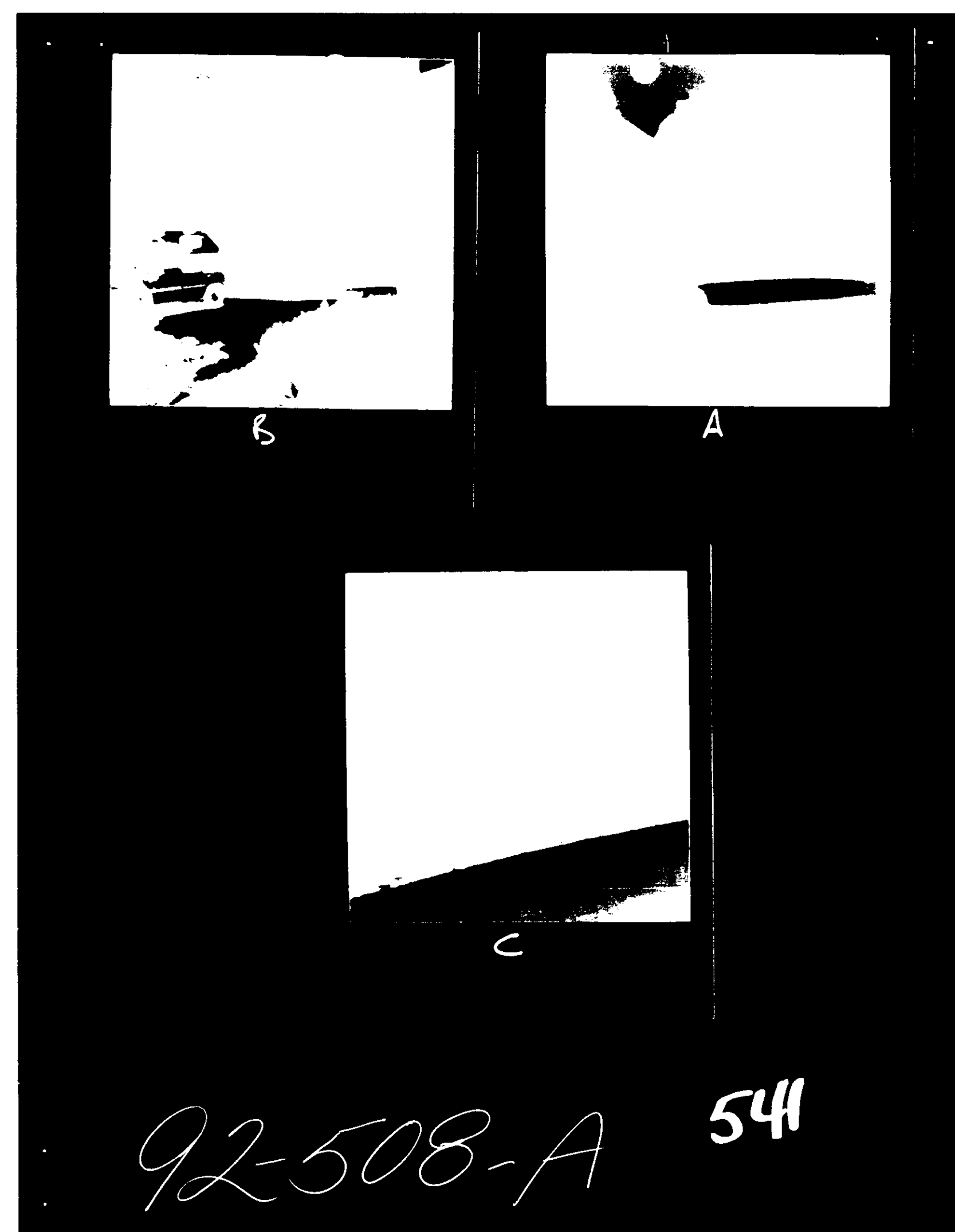
Mr. Jim Ogle
Office of Zoning
Baltimore County
County Office Building
Towson, MD 21204

SPELLMAN, LARSON & ASSOC INC
June 19, 1992
Page 2

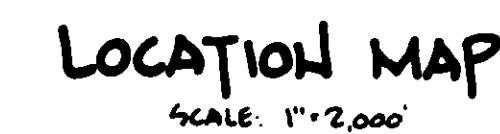
I trust that the attached documents are in order for acceptance by your office wherein I would appreciate your earliest review and processing of the subject matter.

Very truly yours,
Joseph L. Larson
Vice President

Attachments
cc: William Claymore Sieck



TUFTON FARMS



1. CONVEILMENTARY OBJECT: 3
2. Zoning: R.C.S
3. LOT SIZE: 10.919 AC. ±
4. SUBDIVISION: KIDZ CLOVER
5. TAX ACCOUNT NO. 1800004075
6. WATER & SEWER: EXIST. PRIVATE WELL & SEPTIC SYSTEM.
7. THIS PROPERTY HAS NOT BEEN THE SUBJECT OF ANY PRIOR ZONING VIOLATIONS.
8. Zoning Map: UNL 10-E

THE REASON FOR THIS VARIANCE IS TO ALLOW AN ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT-YARD IN LIEU OF THE REQUIRED 'B' REAR-YARD FURTHEST REMOVED FROM THE INTERSECTION.

92032